

FINDINGS - EXHIBIT A
Plastino Development Plan/Coastal Development Permit DRC2015-00101

Environmental Determination

- A. The Environmental Coordinator finds that only minor technical changes or additions to the previously-approved environmental document are necessary, and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or mitigated negative declaration have occurred. Therefore, an addendum to the Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) adopted on March 24, 2009 has been issued for this project. Modified mitigation measures to address minor project changes affecting aesthetics, air quality, noise, transportation and circulation, and water are included as conditions of approval.

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- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the mini storage and caretaker's unit does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed mini storage and caretaker's unit is similar to, and will not conflict with, the surrounding lands and uses. The proposed project is an industrial use which is allowed within the general plan and land use ordinance on this specific site.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Highway 1, a highway constructed to a level able to handle any additional traffic associated with the project. The project also received a referral from Cal Trans requiring road improvements to off-set any traffic impacts from the proposed project which are incorporated as conditions of approval.
- G. Modification of parking lot landscape standards required by Land Use Ordinance Section 23.04.168.f is justified due to the characteristics of the parking and its immediate vicinity which do not necessitate tree shading because the line of parallel parking is internal to

the site and cannot be seen from off-site, is intended for temporary use by vehicles with trailers, and is immediately adjacent to an overhead utility easement which poses a potential safety issue; and, no visual impacts will result from the proposed modification of parking lot landscape standards.